

1 Bedroom

2 Reception



Freehold





2 Bathroom

## 44 Marina Walk, Pevensey Bay Road, Eastbourne, BN23 6HX

Located just yards from the Crumbles shopping complex and exciting marina development, this 'Back to back' style house has a double bedroom, sitting/dining room and a spacious double glazed conservatory. In addition, there is a kitchen, ground floor shower room/wc and a further first floor bathroom/wc. The property is notable for its sizeable patio garden which has gated access and surrounding fencing with allocated parking located close by. Eastbourne town centre is approximately two and half miles distant.

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£2	09	,95	0
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Main Features	Entrance Frosted double glazed door to-		
<ul> <li>End Terraced House</li> </ul>	Double Glazed Conservatory 13'0 x 8'3 (3.96m x 2.51m) Radiator. Wood laminate flooring. Double glazed windows to rear and side aspects. Door to-		
Double Bedroom			
<ul> <li>Double Glazed Conservatory</li> </ul>			
Sitting/Dining Room	Ground Floor Shower Room/WC Fully tiled shower cubicle with wall mounted shower. Low level WC. Wall mounted wash hand basin. Radiator. Frosted double glazed window.		
• Kitchen			
Ground Floor Shower	Sitting/Dining Room 15'8 x 8'4 (4.78m x 2.54m)		
Room/WC <ul> <li>Bathroom/WC</li> </ul>	Radiator. Wood laminate flooring. Sliding double glazed patio doors to conservatory.		
Sizeable Patio Garden	Kitchen 8'10 x 6'4 (2.69m x 1.93m) Range of units comprising of bowl and a half single drainer sink unit and mixer ta with part tiled walls and surrounding work surfaces with cupboards and drawers under. Space for gas cooker. Integrated fridge freezer and washing machine. Range of wall mounted units. Wall mounted gas boiler. Radiator. Double glazed window to front aspect.		
2 Allocated Parking Spaces			
	Stairs from Ground to First Floor Landing: Double glazed window to side aspect.		
	Double Bedroom 12'6 x 8'6 (3.81m x 2.59m) Radiator. Built in wardrobe. Wood laminate flooring.		
	Bathroom/WC Panelled bath with mixer tap and wall mounted shower (shower not working). Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Airing cupboard. Wood laminate flooring. Frosted double glazed window.		
	Outside There is sizeable patio garden with surrounding fencing and gated access.		
	Parking There are two allocated parking spaces nearby.		
	EPC = C		
	Council Tax Band = B		

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (sec) as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

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